



**HOLLYBANK**  
JONAS LANE, WADHURST, EAST SUSSEX, TN5 6UJ



**Lambert  
& Foster**

## HOLLYBANK, JONAS LANE, WADHURST, EAST SUSSEX, TN5 6UJ

An attractive and well-proportioned three-bedroom detached bungalow with ample parking and a garage, occupying an elevated position in a desirable Wadhurst setting and enjoying wonderful far-reaching views across the surrounding countryside. The property benefits from excellent potential to extend (STPP) and large front and rear gardens.

ASKING PRICE £595,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this attractive and well-proportioned three-bedroom detached bungalow with ample parking and a garage, occupying an elevated position in a desirable Wadhurst setting and enjoying wonderful far-reaching views across the surrounding countryside. The property benefits from excellent potential to extend (STPP) and large landscaped front and rear gardens.

This wonderful property offers bright, spacious and versatile single-level accommodation throughout. A generous sitting room provides an excellent main reception space, complemented by an open-plan dining room - ideal for formal entertaining. The kitchen overlooks the garden and offers ample worktop and storage space, with scope to reconfigure to create a larger kitchen/dining/family room if desired. A conservatory to the rear takes full advantage of the outlook and provides an additional reception area, perfect for relaxing while enjoying the garden and views beyond.

There are three well-proportioned bedrooms, two of which have built-in wardrobes, served by a modern family bathroom. There is also a large useful utility room with a door leading directly to the garden and an adjacent attached garage.



## DESCRIPTION

The rear garden is particularly impressive, offering a good degree of privacy and a beautifully established lawn with mature planting, creating a peaceful and attractive outdoor space. A decked terrace provides an ideal area for outdoor dining and entertaining, while the elevated position allows the garden to fully enjoy the surrounding views. The front garden further enhances the approach, with additional planting and lawned areas adding to the overall appeal.

The property has been well maintained and offers an excellent opportunity for a purchaser to enhance and update to their own taste. In addition, the property offers clear potential to extend or reconfigure, subject to the necessary planning permissions, making it an appealing long-term proposition.

Further benefits include private parking and a garage.

Wadhurst has a range of local amenities including independent shops, cafés, pubs, a post office and convenience stores. The nearby mainline station provides regular services to London while the area is well served by a selection of highly regarded schools in both the state and private sectors.





## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 1216 sq ft / 112.9 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1390 sq ft / 129 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Lambert and Foster Ltd. REF: 1437389



**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///CRICKET.BIKED.MASKS

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band E **EPC:** C (70)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations & tiled roof

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